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3115 Hurontario Street – Proposed Zoning Table (August 2025)

File: OZ/OPA 22-24 W7

August 18, 2025

The following zoning standards and regulations shall apply to 3115 Hurontario Street:

BY-LAW SECTION	ZONING STANDARD	RA5 ZONE REQUIREMENTS	REQUESTED (RA5-XX)
Part 2: General Provisions			
2.1.2.1.1	Min. Separation Distance from Residential Zones	All buildings and structures containing a use in Table 2.1.2.1.1 - Minimum Separation Distance from Residential Zones, shall comply with the applicable minimum separation distance required.	N/A – Conforms.
2.1.3.1	Frontage on a Street	All lots shall have frontage on a street	N/A – Conforms.
2.1.5	Accessory Uses	Where this By-law provides that land may be used or a building or structure may be erected and/or used for a permitted use, that use shall include any building or structure or use accessory thereto as long as the accessory use, building and/or structure is located on the same lot.	N/A – Conforms.
2.1.13.1	Calculation of Height	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings, shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m above the height limit otherwise applicable.	The max height of Mechanical or architectural appurtenances above height limit shall be: 9.0 m

It should be noted that the below provisions are subject to change as the planning applications progress. Arcadis Professional Services (Canada) Inc. on behalf of Clearbrook Developments Ltd. reserves the right to modify the below provisions as needed and requests the review of any By-law prior to final approval.

BY-LAW SECTION	ZONING STANDARD	RA5 ZONE REQUIREMENTS	REQUESTED (RA5-XX)
2.1.14.1	Min. Centreline Setback	Where a lot abuts a right-of-way or a 0.3 metre reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this By-law, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of-way shall be as contained in Table 2.1.14.1 - Centreline Setback: Hurontario – 35 m ROW 17.5 m + required yard/setback 20.5 m + required yard/setback (within 110 m of intersection)	N/A - Conforms.
2.1.30	Rooftop Balcony	A rooftop balcony shall be setback 1.2 m for all exterior edges of a building or structure. Notwithstanding Article 2.1.30.1, a setback for a rooftop balcony may be 0.0 where: <ol style="list-style-type: none"> (1) The exterior edge of the building faces a street and the building is located in a non-residential zone (2) The exterior edge of the rooftop balcony is a minimum of 7.5 m from a zone that permits residential uses and the building located in a Non-Residential Zone. 	N/A.
Parking, Loading, Stacking Lane and Bicycle Parking Regulations			
3.1.1.4.3	Parking Space Width	The minimum width of a parking space, other than an accessible parking space or parallel parking space, shall be increased to 2.75 m where the length of one side of the parking space abuts a building, structure or part thereof, except for a building, structure or part thereof, that extends 1.0 m or less into the front and/or rear of the parking space.	N/A – Conforms.
3.1.1.5.1	Parking Aisle Width	The minimum aisle width shall be 7.0 m.	N/A – Conforms.
3.1.1.5.2	Parking Aisle Width – One Way	Notwithstanding Sentence 3.1.1.5.1, where a one-way aisle is provided for access to and from parking spaces with a parking angle not exceeding 60°, the minimum aisle width may be 5.5 m.	N/A - Conforms.
3.1.2 3.1.2.1 3.1.2.2	Required Number of Parking Spaces	Table 3.1.2.1 – Residential Uses (Precinct 1) Condominium Apartment <ul style="list-style-type: none"> • Residential: 0.8 resident spaces 	Bill 185 removed minimum residential parking requirements for MTSAs.

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		<p>per unit</p> <ul style="list-style-type: none"> Visitor: 0.2 visitor spaces per unit <p>Table 3.1.2.2 – Non Residential Uses (Precinct 1)</p> <ul style="list-style-type: none"> Retail Store: 3.0 spaces per 100 m² GFA Convivence Retail: 3.- spaces per less than or equal 220 m² GFA <p>Other Non-Residential Uses Not Specified Above: 5.4 spaces per 100 m² GFA</p>	Notwithstanding, parking is proposed to be provided at a rate of 0.25 spaces per unit for residential uses, and 0.15 spaces per unit for shared visitor/commercial.
3.1.3 3.1.3.1	Accessible Parking	<p>Table 3.1.3.1 – Accessible Parking Regulations</p> <p>Total Number of Required Visitor Parking Spaces (13-100) – 4% of total</p>	N/A – Conforms.
3.1.4 3.1.4.1 3.1.4.5	Loading Spaces	<p>Loading spaces shall be required for the following uses: (1) Retail Store</p> <p>Table 3.1.4.3 – Required Number of Loading Spaces: Less than equal to 250 m²: None Required</p> <p>Required Number of Loading Spaces for Apartment and/or Retirement Buildings: One loading space per apartment building containing a minimum of 30 dwellings.</p>	N/A – Conforms.
3.1.6. 3.1.6.5 3.1.6.6	Bicycle Parking	<p>Required Number of Bicycle Parking Spaces</p> <ul style="list-style-type: none"> Apartment without exclusive garages: 0.6 spaces per unit Non-Residential Uses: Retail: 0.15 spaces per 100 m² GFA non-residential All other non-residential uses: 0.05 spaces per 100 m² non- residential GFA 	N/A – Conforms.
Part 4: General Provisions (Apartment Zones)			
4.1.5.10	Balcony Encroachments	A balcony may encroach a maximum of 1.0 m into a required front, exterior side or rear yard. (0158-2013), (0144- 2016)	2.0 m
4.1.15.1.1	Permitted Additional Uses	Retail store, personal service establishment, financial institution, office and medical office - restricted	<p>The following are to be included as site-specific additional uses:</p> <ul style="list-style-type: none"> Charity/Non-Profit Use Retail Store Service Establishment Daycare Education and Training Facility

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			<ul style="list-style-type: none"> • Restaurant • Take-Out Restaurant • Recreational Establishment • Office • Medical Office • Financial Institution • Veterinary Clinic
4.1.15.1.2	Location of Permitted Additional Use	An additional use shall be contained within an apartment building;	Conforms.
4.1.15.1.3	Location of Additional Use	An additional use shall not be permitted above the first storey of an apartment building.	Delete Provision.
4.1.15.1.4	Additional On-Site Parking	Not required for accessory uses permitted in 4.1.15.1.1	N/A
4.15 RA5 Zones (Apartments)			
Table 4.15.1	Permitted Uses	Residential: Apartment, Long-Term Care Building, Retirement Building	Conforms. Refer to additional accessory uses.
Table 4.15.1 3.0	Minimum Lot Frontage	30.0 m	Conforms.
Table 4.15.1 4.0	Minimum Floor Space Index	1.9	Conforms.
Table 4.15.1 5.0	Maximum Floor Space Index – Apartment Zone	2.9	12.6
Table 4.15.1 6.0	Maximum GFA – Apartment Zone per Storey above 12 Storeys	1,000 m ²	Conforms.
Table 4.15.1 7.0	Maximum Height	77.0 m and 25 storeys	126.0 m (excluding M.P.H.) and 39-storeys
Table 4.15.1 8.0, 8.1, 8.2, 8.3	Minimum Front and Exterior Side Yards	<p>For that portion of the dwelling with a height less than or equal to 13.0 m: 7.5 m</p> <p>For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m: 8.5 m</p> <p>For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m: 9.5 m</p>	<p>Min. Front Yard Setback:</p> <p>For portion of the dwelling with a height less than or equal to 13.0 m: 3.50 m</p> <p>For portion of the dwelling with a height greater than 13.0 m and less than or equal to 24.0 m: 3.50 m</p> <p>For that portion of the dwelling with a height greater than 24.0 m and less than or equal to 26.0 m: 6.20 m</p>

BY-LAW SECTION	ZONING STANDARD	RA5 ZONE REQUIREMENTS	REQUESTED (RA5-XX)
Table 4.15.1 9.5	Minimum Interior Side Yard	Where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof: 4.5 m	Where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof: 0.0 m
Table 4.15.1 10	Minimum Rear Yard	Where a rear lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof: 4.5 m	N/A
Table 4.15.1 11	Encroachments and Projections	Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard: 1.0 m Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a maximum width of 6.0 m: 1.8 m Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects: 1.0 m	Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard: 3.0 m Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects: 3.0 m
Table 4.15.1 12	Minimum Above Grade Separation Between Buildings	For that portion of dwelling with a height less than or equal to 13.0 m: 3.0 m For that portion of dwelling with a height greater than 13.0 m and less than or equal to 20.0 m: 9.0 m For that portion of dwelling with a height greater than 20.0 m and less than or equal to 26.0 m: 12.0 m For that portion of dwelling with a height greater than 26.0 m: 15.0 m	Minimum Grade Separation Distance Between Buildings for that portion of height less than or equal to 26 m shall be: 0.0 m For that portion of dwelling with a height greater than 20.0 m and less than or equal to 26.0 m: 0.0 m For that portion of dwelling with a height greater than 26.0 m: 9.0 m
Table 4.13.1 – Parking, Loading, Servicing Area and Parking Structure			
13.2 13.3 13.4	Minimum setback from surface parking	Minimum setback from surface parking spaces or aisles to a street line: 4.5 m Minimum setback from surface parking spaces or aisles to any other lot line: 3.0 m Minimum setback from a parking structure above or partially above finished grade to any lot line: 7.5 m	N/A
13.5	Minimum Setback from Below-Grade	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot	0.0 m

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	Parking Structure	line: 3.0 m	
13.6	Minimum Setback from Waste Enclosure	Minimum setback from a waste enclosure/loading area to a street line: 10 m	Conforms – Enclosure/Loading facing private driveway at rear
Table 14.15.1 – Minimum Landscaped Area, Landscaped Buffer, and Amenity Area			
15.1	Minimum Landscaped Area	40%	20%
15.2	Minimum Depth of Landscaped Area	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone: 4.5 m	0.0 m
15.3	Minimum Depth of Landscaped Area	Minimum depth of a landscaped buffer along any other lot line: 3.0 m	0.0 m
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area	4.0 m ² per dwelling unit
15.5	Minimum amenity area provided Contiguously	50%	Delete provision.
15.6	Minimum Amenity Area to be provided outside at-grade	55.0 m ²	0.0 m ²